



County of Orange

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FILE: PA02-0064

DATE: July 26, 2002

TO: File/Record/Applicant

FROM: Thomas B. Mathews, Director, Planning and Development Services Department

SUBJECT: Planning Application PA02-0064 – An administrative Site Development Permit for a proposed shared recreation facility (Wycliffe North) in Planning Area 3-A of the Ladera Planned Community, consisting of a fenced swimming pool, a maintenance/pool equipment storage building with restrooms, and other associated park amenities.

APPLICANT: DMB Ladera LLC.

Authorized Agent: Planning Solutions, Jay Bullock

I. NATURE OF PROJECT:

This is an administrative site plan for the development of a shared recreation facility within Lot 6 of Tract 16203. The project site is .997 acres in area and proposed to be improved for recreation purposes for the residents of Ladera. The recreation site will consist of a swimming pool; 1,875 s.f. in surface area, a restroom/shower building that also provides for maintenance/pool equipment storage, and other associated park amenities both within and outside of the fenced area. The project site is located within Planning Area 3-A of the Ladera Planned Community and is currently vacant. Development of Planning Area 3 was approved under Area Plan AP99-02 and Planning Application PA99-0062 on June 29, 1999.

The restroom/shower building that also provides for maintenance/pool equipment storage will be 672 square feet. The maximum building height proposed is 16 feet, under the 35-foot maximum building height. The buildings are setback approximately 120 feet from the north property boundary (Creighton Place), 28 feet from the south boundary, 20 feet 2 inches from the west boundary ("kk" Street), and approximately 155 feet from the east boundary (University Drive). The minimum building setback is 20 feet, or equal the height of the structure, and the proposed building is in compliance with the setback requirements. The design of the building is intended to match the nearby residential units and reinforce the heritage of Rancho Mission Viejo. The design of the building includes stucco over wood framing with a composition shingle roof. Open board and batten shutters and ceramic tiles accent the building. In addition to the building, there will be a wooden overhead open trellis shade structure with stucco columns located within the fenced pool area. A 6-foot tall tubular steel fence will enclose the pool area and the buildings.

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Other amenities within the .997-acre site include two lots of 1,300 and 1,000 square feet each that are side by side, picnic tables, bicycle racks, multiple turf areas and park benches. These amenities are located outside of the enclosed pool area. The Site Development Permit also includes the location for future placement of one facility identification sign, located at the south pedestrian entry to the site. The sign is required to comply with Section IX of the Ladera PC Program Text.

A total of twenty-one (21) parking spaces are provided around the perimeter of the facility, including accessible handicapped parking. The Orange County Zoning Code, Section 7-9-145, does not establish parking requirements for private recreation facilities. The recreation facility is a shared facility for the residents of Ladera Planned Community. The site is located within a higher density residential area of Planning Area 3A. The surrounding uses include, or are proposed to include, multiple-family residential and planned-concept detached residential. It is anticipated that a high number of recreation facility users will gain access to the site by way of pedestrian or bikeway access. Therefore, Planning and Development Services Department believes that the number of parking spaces allocated for the recreation facility will be adequate to serve the site. It should be noted that only the parking spaces immediately adjacent to the recreation site are included within the parking provided and that there is additional on-street parking provided in the immediate vicinity on opposite sides of the street that could be utilized during peak periods.

The project includes a preliminary landscape plan that is in compliance with the landscape screening requirements of the development regulations. The project provides rows of 36-inch box trees around the perimeter of the site in the parkway and 60-inch box trees at the project corners. Additionally, a number of various tree species of various sizes are illustrated to be placed around the pool fencing and adjacent to the building structure, walkways and tot lot area. The tree pallet is consistent with the landscape tree pallet approved for Planning Area 3 streetscapes. A final landscape plan is required as a condition of approval to ensure consistency with the preliminary plan for implementation with project construction.

The proposal was distributed for review and comment to 10 County divisions for review and comment. Those comments have been addressed or the recommended conditions of approval are included within Appendix B.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code section 7-9-150 "Discretionary Permits and Procedures" and Section III.3 "Residential Planning Areas – Recreation Uses" of the Ladera Planned Community Program Text.

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is covered by Final EIR No. 555, previously certified on October 17, 1995 and Addendum PA990062. Prior to project approval, the decision-maker must assert that this EIR is adequate to satisfy the requirements of CEQA for the proposed project.

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IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director
Planning and Development Services Department

By: _____

Chad Brown, Chief
CPSD/Site Planning Section

CB FOLDER: pa02-0064.adm

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$ 760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval